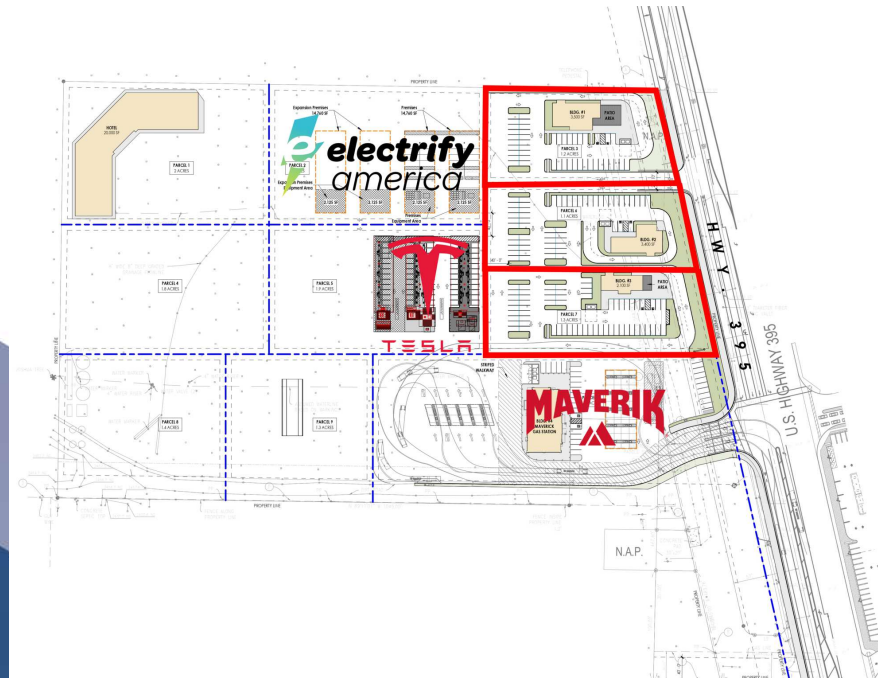


# JOIN MAVERIK GAS/TESLA/ELECTRIFY AMERICA

**AVAILABLE - PRIME RESTAURANT, CAR WASH & RETAIL PADS**

NWC HWY 395 & HWY 58, Kramer Junction, CA 93516



**LEASE RATE**

Negotiable

**Bill Gilmore**

818 949 5243

[bgilmore@coldwellbanker.com](mailto:bgilmore@coldwellbanker.com)

CalDRE #00955844

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## CONFIDENTIALITY AGREEMENT

This offering has been prepared solely for informational purposes. It is designed to assist a potential investor in determining whether it wishes to proceed with an in-depth investigation of the subject property. While the information contained herein is from sources deemed reliable, it has not been independently verified by the Coldwell Banker Commercial affiliate or by the Seller/Landlord.

The projections and pro forma budget contained herein represent best estimates on assumptions considered reasonable under the circumstances. No representations or warranties, expressed or implied, are made that actual results will conform to such projections.

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Interested Buyers/Tenants should be aware that the Seller/Landlord is selling/leasing the Property "AS IS" CONDITION WITH ALL FAULTS, WITHOUT REPRESENTATIONS OR WARRANTIES OF ANY KIND OR NATURE. Prior to and/or after contracting to purchase/lease, as appropriate, Buyer/Tenant will be given a reasonable opportunity to inspect and investigate the Property and all improvements thereon, either independently or through agents of the Buyer's/Tenant's choosing.

The Seller/Landlord reserves the right to withdraw the Property being marketed at any time without notice, to reject all offers, and to accept any offer without regard to the relative price and terms of any other offer. Any offer to buy/lease must be: (i) presented in the form of a non-binding letter of intent; (ii) incorporated in a formal written contract of purchase/lease and sale/lease to be prepared by the Seller/Landlord and executed by both parties; and (iii) approved by Seller/Landlord and such other parties who may have an interest in the Property. Neither the prospective Buyer/Tenant nor Seller/Landlord shall be bound until execution of the contract of purchase/lease and sale/lease, which contract shall supersede prior discussions and writings and shall constitute the sole agreement of the parties.

Prospective Buyers/Tenants shall be responsible for their costs and expenses of investigating the Property and all other expenses, professional or otherwise, incurred by them.

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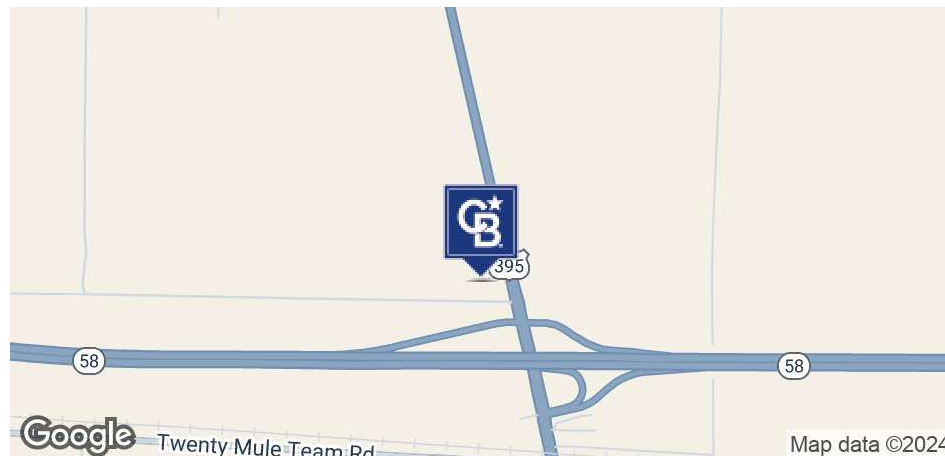
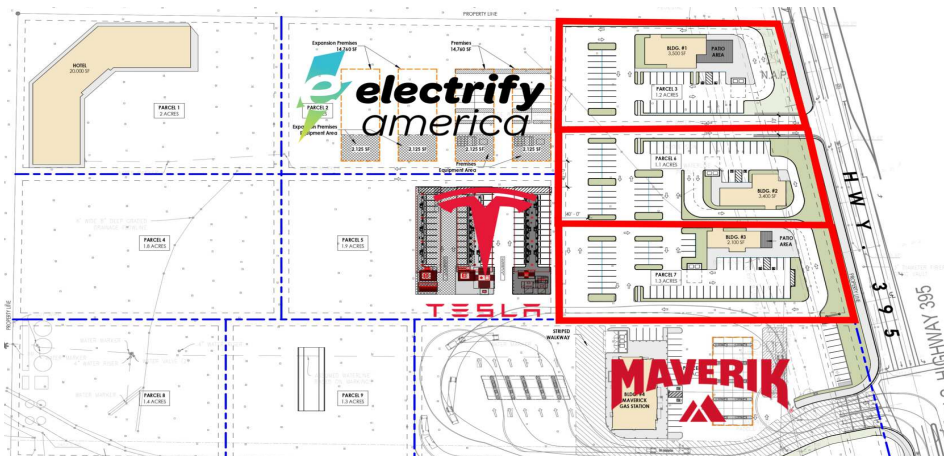


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# FOR LEASE

AVAILABLE - PRIME RESTAURANT, CAR WASH & RETAIL PADS

Kramer Junction, CA 93516



## PROPERTY DESCRIPTION

Subject property is a new 19 acre development featuring Maverik Oil, Tesla, and Electrify America charging stations. Nearby by tenants include: Pilot Travel Center, Beyond Gas, and Chevron.

## PROPERTY HIGHLIGHTS

- New ground up development which includes out parcels for retail, restaurant, car wash, and hotels.
- Great access and synergy with Maverik Gas Station, Tesla, and Electrify America charging stations.

## OFFERING SUMMARY

Lot Size: 19 Acres

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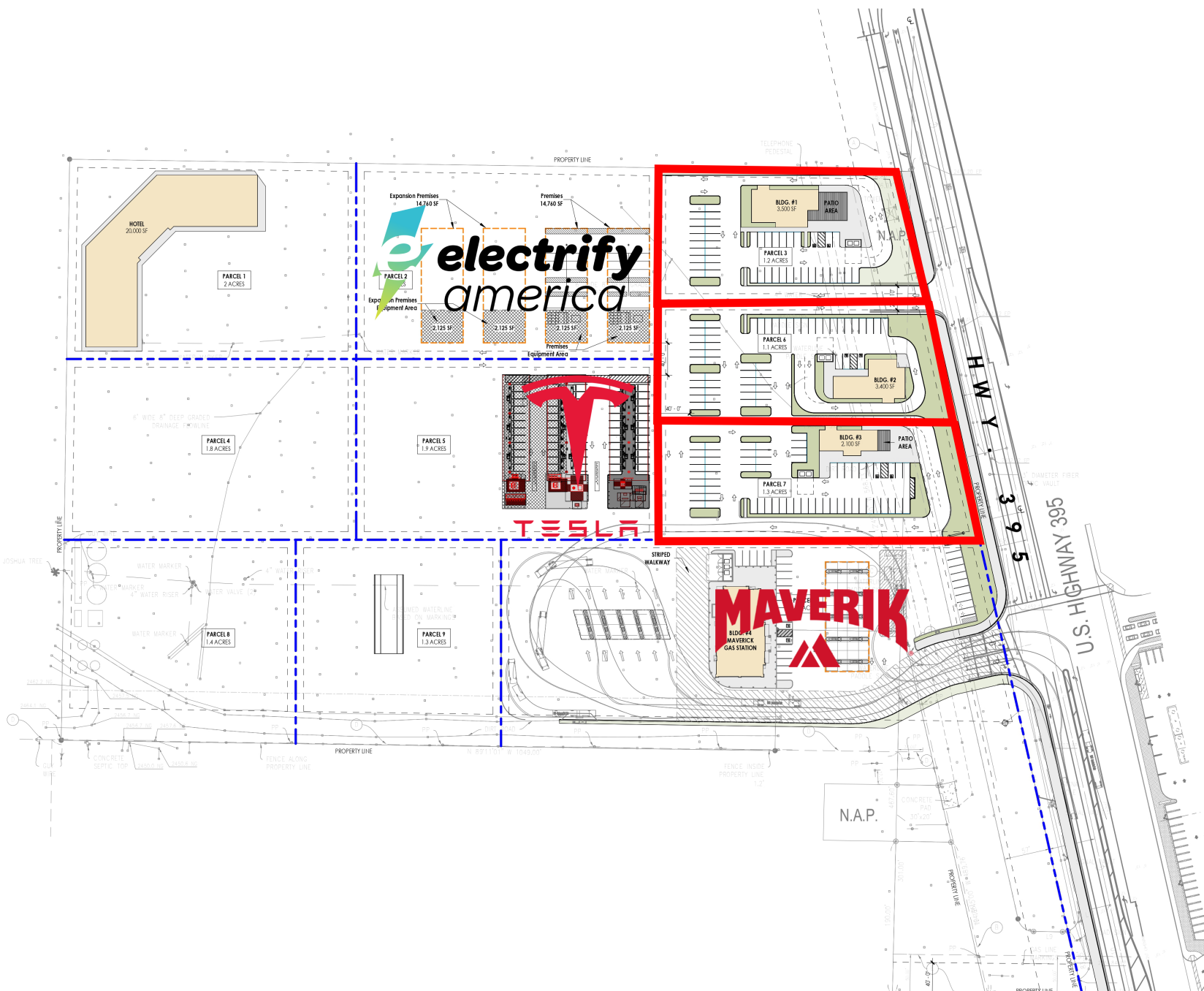
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### KEYNOTES

### PARKING CALCULATION

AREA OF WORK:

USE	UNIT COUNT SF	PARKING FACTOR
A. RESTAURANT 1	1,100 SF	1 PER 100 SF
B. RESTAURANT 2	3,000 SF	1 PER 100 SF
C. RESTAURANT 3	2,500 SF	1 PER 100 SF
D. RESTAURANT 4	2,200 SF	1 PER 100 SF
E. CONVENIENCE STORE	6,142 SF	1 PER 250 SF

TOTAL PARKING STALLS REQUIRED ON SITE:

STANDARD SPACES  
 EV CHARGING SPACES  
 RV / TRUCK SPACES:

TOTAL PARKING STALLS PROVIDED ON SITE:

### LEGEND

SYMBOL	DESC
	PROPERTY LINE
	EASEMENT LINE
	SETBACK LINE
	OVERHEAD LINE
	ACRES PARCEL LINE
	PLANTING AREA
	PAVING
	CONCRETE PAD
	PROPOSED BUILDING
	PEDESTRIAN PATH OF TRAVEL
	ACCESSIBLE PATH OF TRAVEL / ACCESSIBLE INTERNATIONAL SYMBOL OF ACCESSIBILITY MOUNTED BETWEEN 3'-0" TO 3'-6" A.F.F., CENTERED ON RIGHT PANEL OF DOUBLE DOOR

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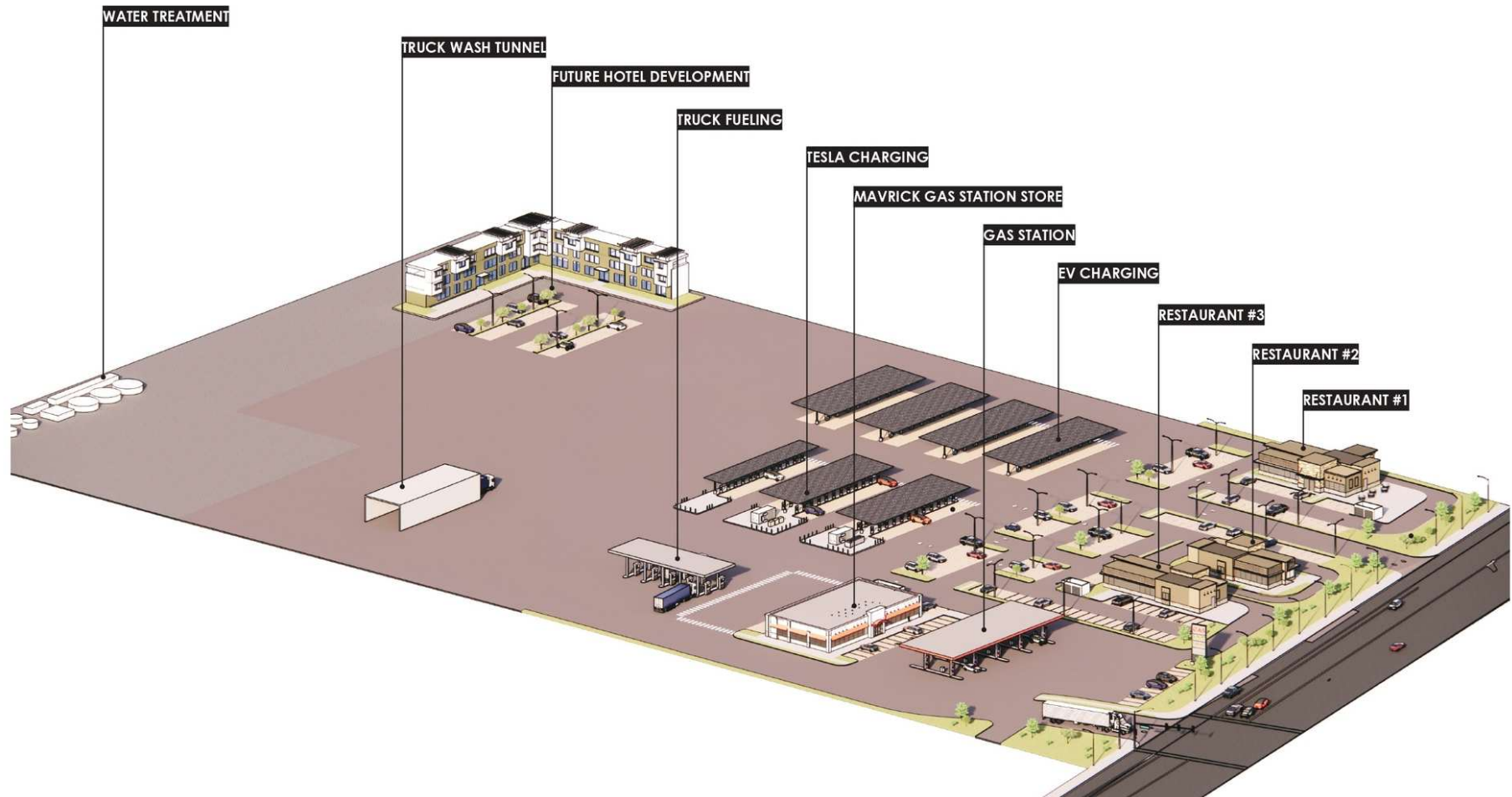


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